068.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	794,700 / 794,700
					USE VALUE:	794,700 / 794,700
					ASSESSED:	794,700 / 794,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
196		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH ALAN & LISA DEELY
Owner 2:	
Owner 3:	
Street 1:	196 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .223 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Wood Shingle Exterior and 1771 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9729.000	346,200		448,500	794,700
Total Card	0.223	346,200		448,500	794,700
Total Parcel	0.223	346,200		448,500	794,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.73 /Parcel: 448.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 43330
GIS Ref:
GIS Ref:
Insp Date: 08/25/16

!5850!

PREVIOUS ASSESSMENT

Parcel ID: 068.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	346,200	0	9,729.	448,500	794,700		Year end	12/23/2021
2021	101	FV	335,800	0	9,729.	448,500	784,300		Year End Roll	12/10/2020
2020	101	FV	335,800	0	9,729.	448,500	784,300	784,300	Year End Roll	12/18/2019
2019	101	FV	256,000	0	9,729.	448,500	704,500	704,500	Year End Roll	1/3/2019
2018	101	FV	256,000	0	9,729.	301,100	557,100	557,100	Year End Roll	12/20/2017
2017	101	FV	256,000	0	9,729.	288,300	544,300	544,300	Year End Roll	1/3/2017
2016	101	FV	244,200	0	9,729.	262,700	506,900	506,900	Year End	1/4/2016
2015	101	FV	199,800	0	9,729.	211,400	411,200	411,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:52:37

LAST REV

Date	Time
09/07/16	11:13:16
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 5850

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15221-254		9/1/1983		72,000	No	No	Y	

USER DEFINED

Prior Id # 1:	43330
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2015	180	Renovate	87,925					Repair smoke and w

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2016	Meas/Inspect	DGM	D Mann
8/25/2016	Permit Visit	DGM	D Mann
5/21/2015	Permit Insp	PC	PHIL C
5/26/2009	Measured	189	PATRIOT
1/10/2000	Meas/Inspect	264	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9729		Sq. Ft.	Site		0	70.	0.66	11			Med. Tr	-10					448,479						448,500	

Total AC/HA:	0.22335	Total SF/SM:	9729	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	448,479	Spl Credit		Total:	448,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29220176
Const Adj.:	0.99989998
Adj $ / SQ:	174.430
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425338
Depreciation:	79113
Depreciated Total:	346225

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	6	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	6	M
Totals			
1	9	6	

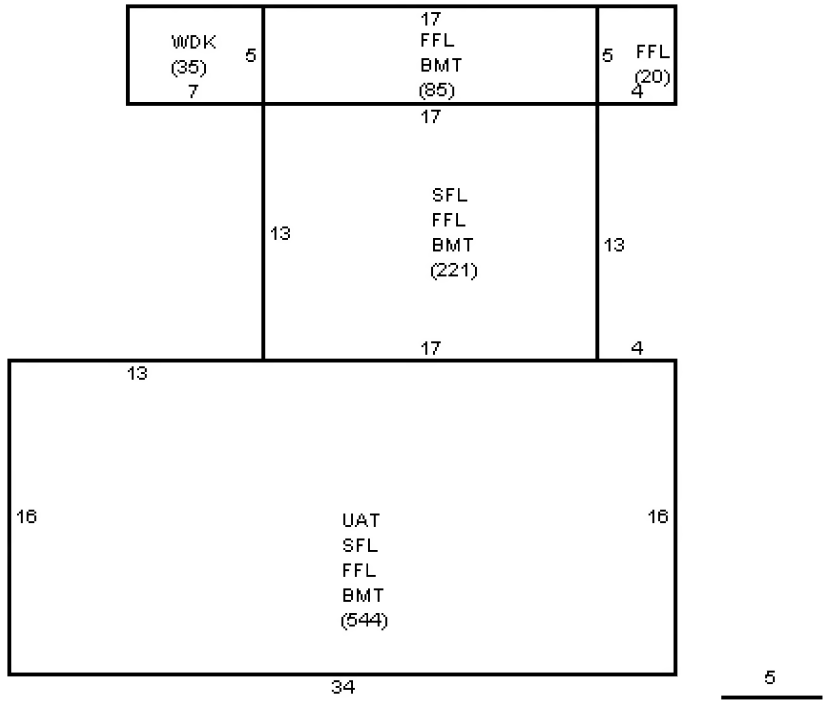
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	174.43
Special Features:	0	Val/Su Net:	130.35
Final Total:	346200	Val/Su SzAd	211.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	870	174.430	151,754
BMT	Basement	850	52.330	44,480
SFL	Second Floor	765	174.430	133,439
UAT	Upper Attic	136	122.100	16,606
WDK	Deck	35	16.000	560

Net Sketched Area:	2,656	Total:	346,839
Size Ad	1635	Gross Area	3064	FinArea	1771
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

068.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	